

# Utah State Building Board



## MEETING

August 5, 1999

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## MINUTES

On Thursday, August 5, 1999, a regularly scheduled Utah State Building Board monthly meeting was held at the State Office Building Auditorium, Salt Lake City. The meeting was called to order at 9:00 a.m. by Acting Chairman Haze Hunter.

### **Utah State Building Board Members in Attendance:**

R. Haze Hunter, Acting Chairman  
Mary L. C. Flood  
Joe Jenkins  
Keith Stepan  
Lynne Ward

### **Utah State Building Board Members Excused:**

David Adams, Chairman  
Chuck Canfield  
Kay Waxman

### **Division of Facilities Construction and Management Staff in Attendance:**

Richard E. Byfield  
Kent D. Beers  
Blake Court  
Ed Fowlkes  
Sylvia Haro  
Lynn Hinrichs

Alyn Lunceford  
Frank McMenimen  
Ken Nye  
Jack Quintana  
Dave Williams

### **Guests in Attendance:**

Dick Abbott  
Representative Gerry A. Adair  
Ken Adlam, AIA  
Alan Bachman  
Philip Carroll  
Janina Chilton  
Chuck Collins

-State Fairpark  
-Utah House of Representatives  
-American Institute of Architects  
-Attorney General's Office  
-Greater Avenues Community Council  
-Division of Mental Health  
-State Parks

Beverley Cooper

-Citizen

Donna Dahl	-State Fairpark
Nancy H. Davenport	-State Parks
John Dennis	-OWATC
Karen Derrick	-Salt Lake City School Board / Wasatch Front ATC
Carl Empey	-Zions Bank Public Finance
Senator Beverly Evans	-Utah Senate
Robert Fizanson	-State Parks
Elizabeth Giraud	-SLC Historic Landmark Comm
Bo Hall	-Wasatch Front South ATC
A. L. Hansen	-National Guard
David H. Hart	-Capitol Preservation Board
Don Hartley	-Utah Division of State History
Sherman Hoskins	-Department of Natural Resources
John W. Huish	-University of Utah
Raylene Ireland	-Department of Administrative Services
Richard N. Jones	-Uintah Basin Applied Technology Ctr.
Senator Paula F. Julander	-Utah Senate
Dan Julio	-UDOT
Bill Juszczak	-UDOT
William Littiv	-Citizen
Myron K. March	-Courts
Craig McKay	-UDC
Ken Millo	-Allen-Millo Architects/Fair Park Sports Center
Lisa Montez	-Chapman and Cutler
Wendell Morse	-USU
Dianne Mousley	-State Fire Marshal's Office
C. R. Nelson	-Architect
Dan Olsen (Telephonically)	-Governor's Office of Planning of Budget
Representative Loraine Pace	-Utah House of Representatives
Blaine Peterson	-Utah State Office of Rehabilitation
Bryce Pettey	-Utah Attorney General's Office
Dave Platt	-AOC - Courts
Stan Plewe	-Dixie College
Brent Robert	-UVSC
Kerry Smith	-OWATC
Gordon Storrs	-SLCC
Evan Sullivan	-Utah State Parks & Recreation
Randy Turpin	-University of Utah
Pete van der Have	-University of Utah
Rusty Wales	-Division of Services to the Deaf and Blind
Rebecca Walsh	-Salt Lake Tribune
Vaughn Walsh	-DCED
Kevin Walthers (Telephonically)	-Legislative Fiscal Analyst's Office
Alan Westenskow	-Zions Bank Public Finance
Michael Wollensien	-Office of Rehabilitation

**❑ WELCOME / INTRODUCTION .....**

Acting Chairman Haze Hunter welcomed and thanked everyone for attending the

meeting. Mr. Hunter announced that the new Chair of the Utah State Building Board will be David Adams. Mr. Adams was not able to attend the meeting today and asked Mr. Hunter to chair the meeting, which he accepted.

Mr. Hunter asked each member in attendance to introduce themselves.

- Haze Hunter, Cedar City - Retired businessman and past Legislator
- Lynne Ward, Director of Governor's Office of Planning and Budget
- Joe Jenkins, past Mayor of Provo and past Legislator
- Keith Stepan, Architect
- Mary Flood, Bountiful, Business Owner

☐ **APPROVAL OF MINUTES.....**

**MOTION: Keith Stepan made a motion to accept the minutes from the Building Board meeting held on July 1, 1999, with no corrections. Joe Jenkins seconded the motion. The motion was unanimously approved.**

☐ **PROPOSED DEMOLITION OF HOUSE ON "G" STREET.....**

Chairman Hunter requested those individuals interested in speaking in regards to the Proposed Demolition of House on G Street to please write their names down on a writing pad as it gets passed around.

Mr. Richard Byfield stated that the house on G Street located adjacent to the Governor's Mansion is a State-owned property and is being proposed for demolition of the structure. This house is listed on the historical register. In the process of proceeding with this item, the neighborhood was informed and some anxiety was expressed in association with the proposed action. A public forum where all parties can express their concern and comments was planned, which was as part of the agenda in today's Building Board meeting. DFCM would like guidance from the Building Board on what action to take. Mr. Byfield introduced Blake Court, DFCM Program Director, who has been handling the activities involving the House on G Street.

Mr. Blake Court described the history of the house located on 30 North G Street, adjacent to the Governor's residence. Early in the 1980's, during Governor Matheson's term, the FBI and the Secret Service did a courtesy evaluation of the property and the adjacent properties, at the request of then Governor Matheson. In their evaluation, it was recommended that the State purchase the home located at 30 North G Street because of security risks to the Governor, his family and other individuals visiting the Mansion. The State acted on that recommendation and

purchased the house in 1982. The house has remained vacant since that time, however, it has been used as storage. A master plan was presented to the Avenues Community Council in 1987, when the decision was made to raze the home. Since that time, DFCM has been working on implementing the master plan. It has always been part of the master plan to raze the home, however, funds had not been appropriated. Based on the decision to raze the home back in 1987, no effort has been made towards the maintenance of the interior of the home. There has been some maintenance work done on the exterior of the home. In July 1999, funds became available to implement the master plan.

On July 7, 1999, Mr. Court met with the Avenues Community Council and presented, as a courtesy, DFCM's intention to implement the master plan, which was to raze the home and proceed with construction. Mr. Court made attempts to get on the Avenues Council agenda earlier, but missed the deadline for the June meeting. July was the first opportunity to speak to the group. Some opposition was voiced at that meeting. DFCM was later contacted by Senator Julander, Representatives Becker and Jones requesting that we meet with them to discuss the plans, where they requested DFCM to look at options other than razing the home.

Mr. Court stated that DFCM has considered and evaluated other options and those options are being presented to the Building Board and the public at this time.

DFCM contacted the State Division of History, who asked that DFCM mitigate by documenting the home. The documentation has already occurred and has been accepted by the Division of History as documentation of the home.

One of the projects funded from this year's Capital Improvement allocation was \$100,000 to demolish this house and construct a parking lot in its place. This would alleviate a parking problem while providing a permanent solution to the security concerns generated by the house. The house is located in the Avenues Historic District. DFCM has complied with state laws which requires a review of the demolition by the State Historic Preservation Office. DFCM has participated in meetings with the community to advise them of this proposed demolition. The decision to let the home deteriorate was not one of this administration. The master plan created in 1987, intended for the house to be torn down. Therefore, the State has not spend much funding on maintaining the home in order to preserve the financial dollars for other designated purposes.

Mr. Court distributed a packet which included various photographs of the house on G Street, and correspondence from the Division of History. DFCM has fulfilled the requirements as asked in this letter. Cost estimates for renovation of the home, and

information on the options presented to the Board are also included in the packet, which were presented as follows:

**1. Leave house in place and remodel**

**Estimated Total Cost \$223,000**

- This option does not resolve the security risks identified by the Secret Service and the FBI.
- Even if occupied by a state agency the opportunity for a breach of security still exists.
- Does not address the need for additional parking at the mansion per the master plan created in 1987.
- Does not address the need for parking for the users of the house.
- Not meet ADA requirements.

**2. Relocate the house and use the vacated lot as planned**

**Estimated Total Cost \$112,000**

- Due to the age, construction, and current condition the cost may increase to relocate the structure or it may prove to be impossible.
- Saves the house and allows for the master plan of the mansion to continue and resolves security concerns.

**3. Demolition of house and proceed with master plan**

**Total Cost \$54,983**

- Allows continuation of proposed plan.
- Resolves the security issues and the master plan for the Governor's Mansion.

Mr. Richard Byfield reported that members of the Utah State Building Board received a letter on August 5, 1999, from Representative Ralph Becker requesting postponing the decision regarding the house on G Street, for further review and evaluation of alternatives.

Mr. Keith Stepan asked if any state agency had expressed interest in utilizing the house. Mr. Court responded by saying he was not aware of any.

Chairman Haze Hunter invited those individuals who wished to speak.

Ms. Beverly W. Cooper stated she works across the street from this building, and her desk facing this building. She stated, *"for many years, I've watched millions of dollars being spent on the Governor's Mansion to restore it and bring it up to its previous existence, it's amazing to me that the State would forfeit another historic building for the cost of preserving*

*only \$200,000, when I know \$5 million has been spent on the interior and exterior of the Governor's Mansion next door. People that come to the Governor's Mansion, there is not always somebody there, and they don't know what to do. This building would be a perfect gateway or welcome center. That neighborhood has been preserved historically. I'm lucky to work in an office building that has been preserved and maintained the historical integrity of the neighborhood, putting a parking lot will change the feel of that whole building. I park in that street every day and have no trouble finding a parking space, parking is not an issue unless there is something is going on in the Governor's Mansion. The additional proposed parking spaces will not remedy any parking problem. I'm worried that because of security. My office might become a target next, or maybe the next house needs to go. Where will this end. The Governor does not live in the building anymore, it is only for receptions when events occur there, there is security forces all over. I don't see having a parking lot making this any safer. I believe that other state agencies would be interested in this building, they probably have not been asked. I encourage the Board to consider maintaining the building and bringing it up, just as the Governor's Mansion is being done."*

Mr. Willy Littiv identified himself as a past chair of the Avenues Community Council and a current Boy Scout Leader in this neighborhood. He also serves on the City Historical Commission and resides at 121 D Street. Mr. Littiv indicated he is pleading for his neighborhood. He finds it insulting that this is listed as an improvement item when it's a demolition of a residence/home, a building that contributes to their neighborhood. The removal will not be an asset to any of them. There are probably 400+ parking spaces across the street from the Governor's Mansion, at the Masonic Temple, he is sure that those people would be easy to work with and there is ample access to parking. In the 17 years that the State has owned this building, the tree has come through the foundation, and paint, and wiring are deteriorated. Most who have bought a home in that area, have had to replace wiring, trimmed, plumbing, or others items as required by any other older home. The State is very capable of doing a nice job of renovating and re-using it as a building, \$230,000 is a lot of money for most uses, but as a State agency it could be used as security for the Governor's Mansion or perhaps a small display of what is in the Governor's Mansion when the Mansion is not open for public tours. Mr. Littiv further stated, *"I'm fully supportive of ADA. Implementation is very important, but even the people that are of limited ability in our community know that there is limits that can be done. Certainly the first floor could be accessible. That would be enough. The rooms could be used for other purposes. There is also in place a Neighborhood Watch, and will welcome the Governor and the State to join us as neighbors work together on the risk."*

Mr. Phil Carroll, identified himself as past chair of the Avenues Community Council. He was asked by the current chair John Sidner to come today express their concerns and announce that a resolution was passed at the July meeting to oppose this action. Mr. Carroll stated that the meeting held in 1987, the Council opposed the proposed action at that time. Both, he and Mr. Littiv were present at that meeting. Mr. Carroll further said, *"the Avenues Community Council has never supported the demolition of this building, we have opposed the demolition of houses for parking or other extension purposes on any part of this community. We believe*

*that this house is worthy of preservation, to tear down something just for parking seems bizarre. It is one of the oldest neighborhoods in the state. We are preserving this neighborhood for generations to come. An enormous amount of investment has been made as well as emotionally. It is a wonderful neighborhood. Every person in that community supports the preservation of these homes. The Avenues Community Council strongly opposes the demolition of this house."*

Ms. Elizabeth Giraud identified herself as the Director-Salt Lake City Planning Division, Historic Landmark Commission. Mr. Giraud said, *"I review hundreds of building permits and plans for people working on their property on the six historic districts, that encompass about 5,000 buildings and work with many people who want nothing to do with preservation but comply. They have been willing to work with the Commission and abide by the regulations of the city regarding historic structures. Over the last seven years, I have signed hundreds/thousands of building permits, and have seen the sacrifice and the work that many citizens have contributed to our city and our community to restore their historic homes. There are many levels of preservation, taking a home and preserving it, that suddenly. Engineers and architects can be very creative in working with the cost of a structure. When we were first approached by the Governor's staff regarding this house, they were very willing to have a dialogue so that they could comply with city regulations, when we penciled out what the parking lot would look like, taking various considerations into account, we got about three parking spaces, it seems very wasteful to demolish a structure for three parking spaces. I hope that we are beyond that point of wastefulness in our society. Of what could be a very nice property, just to accommodate such a small amount of cars. I urge the Board to reconsider and try to work to save this property. The people at the avenues have worked so diligently, and it has taken about 20 years to the level that it is now."*

Senator Paula Julander stated that she resides in that neighborhood and represents that neighborhood. She further stated that she has come to this Board, along with Representatives Jones and Becker regarding this house as well as written a letter to the Governor in representation of her constituents. She believes that this is one of the most of historical neighborhoods west of the Mississippi, it is a place of great heritage for the State and great heritage for many of the people who live there. This community has upgraded itself since she has been in Salt Lake City for 29 years to the point where it is extremely lovely. Many of the homes are older than the house at issue and have been restored to absolute perfect conditions and met all of the inspections. On behalf of her constituents (38,000) that would like to see this home preserved and find some means of using it on the property that it is now to enhance the Governor's Mansion, if not for security, for other reasons that State deems necessary or important. Senator Julander stated, *"It is an important structure, it is an important historical building in our state. I plead with you to leave it as a building and use it in some manner that would enhance the security."*

Chairman Hunter pointed out that if the decision on this issue is to be postponed to future

meetings, the issue will not be able to be discussed until the November Board meeting. Richard Byfield indicated that the next Building Board meeting (September 2, 1999) will be in Logan, no regularly scheduled meeting will take place in October due to Capital Development hearings being held on October 5-6, 1999, and the ranking of those projects on October 18, 1999.

Mr. Joseph Jenkins posed various questions to Mr. Court, including how many parking stalls could be placed in the property. Mr. Court answered that according to the design from King Engineers it has a total of about 10-12 potential parking spaces. Mr. Jenkins stated that options #1 and #2 would not be feasible in his view. Another option to consider is selling or giving it to a third party and having them remodel the building and make it habitable. Mr. Court explained concern with this option due to the security risk expressed by the FBI and the Secret Service. If you use that option, the concern of parking would still be an issue. Mr. Jenkins indicated that he is very familiar with the Avenues neighborhood, his in-laws lived in the Avenues for many years until they past away a few years ago, and the people in the Avenues have done a wonderful job maintaining those neighborhoods. It is one of the very best things that has happened in Salt Lake City. One of Mr. Jenkins concerns is the perspective from those people from the Avenues, as he said, "you let the camel get its nose in the tent, pretty soon he is inside." "You tear down one, where do you stop?" In this specific situation, issues exists such as the building being located next to a significant public interest, like the Governor's Mansion. Mr. Jenkins explained that what happens here today, he does not want it to be construed as letting the camel get its nose into the tent. He would be very much against that. Mr. Jenkins further stated that he is not sure what would be saved by delaying the decision. A decision could be made today to direct DFCM to go out and sell that building within a period of time, remodel, or demolish.

Ms. Mary Flood recommended exploring other options, among those possibly replacing the house with a garden instead of a parking lot, prior to making a decision on this issue since there is no pressing security needs expressed at this time.

Mr. Keith Stepan pointed out correspondence from Ms. Barbara Murphy of the Division of State History, dated April 27, 1999, where it states "*..the house is a very common building type in the Avenues Historic District and not associated with a historically significant person or event, so a less-than-comprehensive level of documentation should serve as mitigation.*" DFCM has complied with these requirements.

Mr. Jenkins asked members of the Avenues Community Council if they would approve any other plan such as a garden or something else be placed on that property. A member of the council answered by saying they did not want the house demolished. DFCM recommends proceeding with a decision by the Building Board at this time.

**MOTION: Joe Jenkins made a motion to approve the demolition of the house on 30**



**North G Street. Keith Stepan seconded the motion. The motion was unanimously approved.**

**☐ SHORT LIST OF CAPITAL DEVELOPMENT PROJECTS TO BE CONSIDERED.....**

Mr. Richard Byfield explained that the recommendations to the Building Board as it pertains to the Capital Development hearing to be held in October. The list that was distributed to Board members are DFCM's recommendations of what projects should be considered at the October Hearings. The reason it is presented at this time is so that there is ample time today to consider what is appropriate and allow agencies who would like to petition their buildings being added. DFCM took into consideration the level of funding expected this next year in preparing its recommendations. Last year, there were 32 projects listed on Capital Development list, the Building Board ranked 16 of those, and only 8-10 received funding. DFCM proposes FY 2001 Capital Development Projects (attached) to be considered by the Building Board.

Mr. Byfield indicated that Mr. Kent Beers has worked very closely with each agency on defining these projects. Today is not the day to present all the arguments related to the project, today is the day to seek what projects should be on the list for hearings scheduled on October 5-6, 1999. Today is the day to ask questions and seek the Building Board's concurrence on which should be heard on the hearing dates.

Mr. Kent Beers recommended going forward with agencies that want to petition the Building Board to be added to the short list.

Mr. Gary Dalton, Division of Youth Corrections, requested for the Canyonlands Facility be reconsidered to be placed before the Building Board. He also asked that the Board consider Washington County project and the Canyonlands project as equally important in their considerations.

Dr. Richard Jones, Uintah Basin Applied Technology Center requested the approval of having the Main Campus expansion in Vernal be included in the Capital Development Projects for consideration at the October hearings.

Mr. Blaine Peterson, Director of Office of Rehabilitation, Division of Services for the Deaf, requested that the addition to their office building be one of the projects to be considered at the hearings in October.

Bill Juszczak, UDOT Facilities Manager, presented seven projects for the Board's

consideration, three have already been recommended for consideration and he requested changing the prioritization as follows: #1 Cache Junction Maintenance Complex, #2 Echo Maintenance Complex, #3 Richfield District Warehouse. Mr. Juszczak is requesting authorization to sell surplus property to add and remodel current facilities in Orem. He requested that this be added to the non-state funded list.

Kent Beers stated that DFCM requests the following action items. After initial prioritization and recommendation to the Building Board, which are included in the packet, additional studies were received relating to life safety and infrastructure items. Therefore DFCM would recommend that we add the Weber State chiller project to the short list. The College of Eastern Utah focused on the need for the renovation of the main building as a priority before the renovation of the Geary Theater, in concurrence with college officials that a substitution be made for the main building renovation at CEU as opposed to the Geary Theater renovation.

Mr. Byfield asked if there were anyone from the audience that would like to make any comments or request other items be added to the Capital Development Projects for consideration of presentation on October 5-6, 1999, and ranking October 18, 1999. There was no comments or additional requests made.

**MOTION: Joe Jenkins made a motion to approve the recommended short list of Capital Development Projects identified by an asterisk in DFCM's handout with the requested changes and additions. Lynne Ward seconded the motion. The motion was unanimously approved.**

☐ DEFERRED MAINTENANCE .....

Mr. Richard Byfield announced that the Legislative Fiscal Analyst presented a report to the Executive Appropriations Committee regarding Deferred Maintenance on State-owned buildings. Mr. Byfield pointed out to page two of that report, which included the definition on repair maintenance, planned preventive maintenance, predictive maintenance and deferred maintenance. Coming at us is an increased amount of repair and maintenance which we could classify as deferred, but we can also predict what is coming before us, before it happens. The goal of the presentation, which Kevin Walthers will address, is how to take care of what we own. The pressure is always to build in contrast of taking care of the infrastructure. We look forward to certain programs that will preclude a worst problem coming just by the nature of the facilities that we own.

Mr. Ken Nye stated that one of the key issues in regard to definitions is identifying exactly what it is we are trying to analyze and what our objective is doing it. In the report, Kevin raised questions about what we mean by deferred maintenance and provided a possible definition. The Executive Appropriations Committee passed a motion to pursue further three items, 1) The Legislature should direct the Building Board to develop and implement statewide definitions for deferred maintenance, capital renewal and obsolescence. 5) The Legislature should consider creating a separate line item for O&M in each agency budget. 6) The Legislature should consider adopting a dedicated account for replacement of infrastructure systems in all buildings. Lynne Ward indicated to the Legislative Committee setting it up as a separate line item in the Appropriations Act would be very restrictive and suggested as an alternative that O & M costs be tracked and reported to the Legislature. If a line item is set up, it restricts spending to budgeted amount. We could possibly restrict agencies from doing the right thing. It could also be done through the accounting system and everybody could have access to that information.

Kevin Walthers then joined the meeting by telephone and stated that DFCM is our state building manager and while they have many agreements for agencies to maintain their own buildings, we wanted DFCM to making sure that's being done.

One of the suggestions was creating a separate line item or account for operations and maintenance in the agencies so that we can track that. Lynne Ward suggested that a line item might be too restrictive in the appropriations act. We have been discussing how exactly we can define it to make sure that the money we are spending in operations and maintenance, approximately \$110 million a year that we can identify. We are also recommending an increase in the amount of money going into Capital Improvements and Executive Appropriations asked that we come back with a more specific way in doing that. Options include a separate account for repairs and increasing the .9% to 1.1%. Mr. Richard Byfield informed Mr. Walthers that prior to him joining the meeting, DFCM briefly covered some of the information

on the Deferred Maintenance Report. The buildings that we own are reaching a greater need of restoration or rehabilitation, therefore, the problem is going to be larger in the future than it has been in the past. Dan Olsen agreed with that.

Mr. Byfield, explained that Representative Gerry Adair carried HB3 a few years ago. This gave DFCM the responsibility of assessing the condition of the State facilities and also improving the management of the facilities with audits, that's putting a lot of data forward. One of the issues in the recommendation that Mr. Walthers made, was to actually provide more assessments of facilities. The dilemma is the assessments are funded out of improvement dollars, so if we increase the surveys, we would be spending less money on the improvements themselves, but we would have a larger list. The tug is how to have all of the surveys and yet leave all the dollars and turn those into improvements rather than studies. Mr. Byfield would like the support of the Board on the 1.1%, that would aid both, the restoration / improvement issues and the analysis of where we need to be putting the effort to improve the facilities. We do need to be careful of an agency not taking care of something with the perception that will get something brand new. We really do need to maintain what we own. Mr. Walthers indicated that there may be a way of coming up with some other funds. Maybe we need to have the agencies bear some of the costs. What he was most impressed with is the facility audits that they are doing in the Internal Service Fund, part of DFCM. Those are very helpful and they are good for the agency to figure out what it is they need to be doing. Mr. Byfield discussed the funding process for O & M and improvements. He stated that no matter what we are doing at the moment, it truly is insufficient. The dollars we are spending, while they are good at \$1 to \$1.50 per square foot, are insufficient to take care of a steady state base, let alone catching up with the past. He has proposed in the past that the \$33 million should be doubled to take care of the steady state basis, and to take care of the issues behind us than we need additional funds. We have a long way to go to take care of currently what we own, let alone the demand of new facilities.

❑ **ADMINISTRATIVE REPORTS.....**

**University of Utah**

John Huish reported the University of Utah has three new architect/engineer agreements in progress, three new construction contracts. No change in the Contingency Reserve Fund report. There are 44 projects that are active with a budget of \$127 million. Chairman Hunter asked Mr. Huish the reason for some projects being late. Mr. Huish responded that the delays associated with those projects (roofing) were related to weather situations. The contract should have been modified to reflect that, however, that has not taken place. Those projects are now active and are on schedule, which is not reflected on the report.

Mr. Richard Byfield sadly announced the tragedy involving the death of Amy Quinton. Gary Quinton is part of the Design West, who is also the site representative on the University of Utah Housing Project. John Huish and all of those who work with Gary at the University are very saddened for this tragedy. On behalf of the Building Board, Chairman Hunter offered condolences and sorrow for the loss of Amy Quinton.

Utah State University

Wendell Morse reported on the activity of the Utah State University. Four new Architecture/Engineering Agreements were awarded, two new contracts for construction, no change in the Contingency Reserve Fund, various life safety, paving, roofing, and energy conservation projects. There is a total of 49 delegated projects that are in progress.

**MOTION: Keith Stepan made a motion to approve the Administrative Reports from the University of Utah and the Utah State University as presented, as well as express condolences to Amy Quinton's family. Mary Flood seconded the motion. The motion was unanimously approved.**

**❑ UCI BUSINESS PARK MASTERPLAN .....**

Mr. Richard Byfield indicated that the Department of Corrections will be making a presentation on the proposed conceptual masterplan for the development of an industrial park on state property adjacent to the State Prison in Draper. The concept was originally presented to the Building Board in May, 1999. The Board concurred with the general location and concept, and requested that a more definitive master plan be developed and brought back to the Board. Kent Beers, DFCM, has been working with Rick Brown, UCI, in coordinating this project.

Kent Beers introduced Rich Brown of UCI, and Jeff Scarborough of Sear-Brown Group who have helped in developing the masterplan. At the Building Board's May meeting, they were asked to create a definitive master plan that would help locate the waste transfer station and also develop a conceptual basis for developing an industrial park near the Draper Prison. The conceptual master plan was presented to the Board for its approval. The master plan suggests that the industrial park be developed in three phases. The first phase would provide the infrastructure needed for the Waste Transfer Station, including rail and road access as well as utilities. The facilities would employ inmate employees. Mr. Joe Jenkins asked if the Waste

Transfer Station is also a recycling center, which was confirmed by Rick Brown. Mr. Jenkins asked who would use the facility. Rick Brown replied that it would be used by local governments, private waste companies and private citizens. There are 122 acres. A set of Covenants, Conditions and Restrictions (CCRs) has not been developed as of yet. Mr. Jenkins asked Mr. Byfield what specifically is the request before the Building Board. Mr. Byfield explained that the Legislature permitted a Waste Transfer Station with UCI. Rather than just put one out there, the concept was to lay out parcels, roads and railway, so that it would make sense. The goal is to permit that to move ahead. The County was willing to build the facility and operate it, but the language in the Legislation only permitted a private enterprise. The goal at UCI is to attract business enterprises that would be able to use inmate labor. There are concerns in the community over private recycling. On the other side of Bangerter, they would like to create an industrial park and they are worried about the odor. One reason they would like the road dropped to the south at 146000 South is so that the trucks could come out the freeway and route in the opposite direction rather than near their proposed industrial site. However, there is an agreement to proceed with this project. Mr. Jenkins expressed his concern that if it is just a Transfer Station it is not going to employ many prisoners, but if it is going to be a recycling center it would require additional people. Mr. Jenkins would not like to see the State just develop an industrial park, the land is valuable and he would like to see it developed with businesses that will in fact hire inmate labor. Mr. Byfield reiterated that the land would be owned by the state. They plan on starting with 25-30 inmates. Five of those will work at the Transfer Station, and 20 working in the recycle portion. Kent Beers stated that the request that came to them was to develop a master plan to ensure that the rest of this site would not be blocked or impacted so that future development could not occur. We feel we have developed a successful master plan that would allow additional industries to be housed at this site and enhance the overall value of this property. DFCM recommends that the Board approve this masterplan.

**MOTION: Joe Jenkins made a motion to approve the UCI Industrial Park Masterplan as presented, and hold final approval for development until Board reviews the CCR. Keith Stepan seconded the motion. The motion was unanimously approved.**

☐ **PROPOSED SPORTS CENTER AT STATE FAIRPARK.....**

Ms. Donna Dahl invited everyone to the upcoming State Fair. Ms. Dahl introduced Dick Abbott, State Fairpark's Accountant, and Ken Millo, Intermountain USA Volleyball. Ms. Dahl reported that the Fairpark would like to proceed with a portion of their master plan, the feasibility study is in process. Since the Science Center did not receive the funding to build the facility at the State Fairpark, they would like to propose that the Aquarium be moved to where the Science Center was going to be located, and a Sports Center be built at the State Fairpark. The estimated cost to

build the Sports Center is \$8.5 million dollars. The Fairpark will pursue permission from the Legislature to borrow these funds.

Ms. Dahl distributed information regarding the Fairpark. Mr. Ken Millo explained the details of the proposed Sports Center. Ms. Dahl further stated that the plan includes the Fairpark leasing the facility for two months out of the year to use for the State Fair, and the Fairpark would contribute \$1 million from its reserves to the project as prepaid rent. The Fairpark's reserve funds balance is at \$1.6 million. The current plan is to have the State build the facility and lease it out to this company.

**MOTION: Joe Jenkins makes a motion for the State Fairpark to proceed in taking the proposed plans to the Legislature. Mary Flood seconded the motion. The motion was unanimously approved.**

**☐ FUNDING FOR RE-ROOF OF RIO GRANDE BUILDING.....**

Kenneth Nye reported that the design of the roof at the Rio Grande Building has been an ongoing problem due to the build up of ice and snow that would then slide off and damage or remove the rain gutter and the decorative fleur-de-lycs. This has damaged the building as well as created a safety hazard to those below the roof.

There was substantial funding that has been allocated for this project over the last several years out of Capital Improvement funds. We are seeking a long term permanent solution. We used a performance based procurement method and asked for design built solutions to try to create a permanent fix for the problem. As that process proceeded a good solution was identified. DFCM recommends that we pursue that solution, which would require an additional \$185,000 allocated for that roof this year in order to proceed. That would provide enough money to take care of the east half of the roof and then come back next year for another \$235,000 to take care of the west portion of the building. Mr. Nye stated that there is sufficient unallocated funds within the roofing funds to take care of this issue.

**MOTION: Keith Stepan made a motion to approve the transfer of \$185,000 from the unallocated balance in the Roofing fund to the Re-roof of the Rio Grande Building. The motion was seconded by Lynne Ward. The motion was unanimously approved.**

**☐ ADMINISTRATIVE REPORTS FOR DFCM .....**

Kenneth Nye referred to the executive summary of the administrative reports for DFCM included in the Board's packet. There were no questions.

**MOTION: Mary Flood made a motion to approve the administrative report for the Division of Facilities Construction and Management. Mary Flood seconded the motion. The motion was unanimously**

**approved.**

☐ **PROGRESS REPORT ON** .....  
**PERFORMANCE BASED PROCUREMENT** .....

Mr. Richard Byfield made a presentation on the progress of Performance Based Procurement projects and the system that is being used for those projects. A detailed report can be obtained by contacting Sylvia Haro, DFCM, (801) 538-3261.

☐ **NEXT MEETING / ADJOURNMENT** .....

The next Utah State Building Board meeting was scheduled as follows:

**DATE:**           **September 2, 1999**  
**TIME:**           To Be Announced  
**PLACE:**        Utah State University, Logan, Utah

**MOTION:**      **Keith Stepan made a motion to adjourn. Haze Hunter seconded the motion. The motion was unanimously approved.**

Meeting adjourned at 12:15 p.m.



